केनरा बैंक Canara Bank

सिंडिकेट Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)

HO: Bengaluru, Branch: ARM Branch, Davanagere

Phone No.: 9960150664 **Email: cb7902@canarabank.com**

Ref: 7902/ARMBD/SN/56/2026-27 **Date:29-10-2026**

To:

1. **M/s RUCHI AGRO INDUSTRIES**
   PLOT NO Q1 AND MP1
   INDUSTRIAL AREA OF KSSIDC
   JYOTHINAGAR
   CHIKKAMAGALURU 577101
   Mob - 9449858979

2. **Mrs. SARITA LOBO W/O MAXIM IVON D COSTA**
   NEEM STREET, CHIKMAGALUR
   CHIKMAGALUR 577101

3. **Mr. MAXIE IVON D COSTA S/O JEROME D COSTA**
   PRESSY MANSSION BEVINAMARADA STREET
   CHIKMAGALUR 577101
   Mob - 9449858979

4. **Mrs. STELLA LOBO W/o ERIC LOBO**
   NEEM STREET
   Chickmagalur - 577101
   Mob 00971503598368

5. **Mr. ERIC LOBO S/o J F LOBO**
   PRESSY MANSION, NEEM STREET
   CHICKMAGALUR 577101
   Mob 919481635999

Dear Sir,

SUB: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

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As you are aware, **Authorized officer Canara Bank, Chikkamagaluru Main Branch (0507)** have taken possession of the assets described in schedule of Sale Notice annexed hereto, A/c transferred to ARM Branch, Vidyanagar, Davanagere, in terms of section 13(4) of the subject Act in connection with outstanding dues payable by you to our **Canara Bank, ARM Branch, Davanagere.**

The undersigned proposes to sell the assets more fully described in the schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject account or any other law in force.

Yours faithfully,

कृते केनरा बैंक/For CANARA BANK

प्राधिकृत अधिकारी/Authorised Officer
आस्ति वसूली प्रबंधन शाखा/Asset Recovery Management Branch
विद्यानगर, दावणगेरे/Vidyanagar, DAVANGERE

Authorized Officer
Canara Bank

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(AUCTION SALE NOTICE FOR PLANT & MACHINERY AND IMMOVABLE PROPERTIES)

SALE NOTICE

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/ charged to the secured Creditor, the Physical possession of which has been taken by the Authorised Officer of **Canara Bank, Chikkamagaluru Main (DP 0507) Branch** Secured Creditor, A/c transferred to ARM Branch, Vidyanagara, Davangere, **will be sold "As is where is, As is what is, and Whatever there is" Basis on 30-11-2026** for recovery of **Rs.22,52,88,650.51/- (Rupees Twenty Two Crore Fifty Two Lakh Eighty Eight Thousand Six Hundred Fifty and Paise Five One Only) as on 29-10-2026,** Plus Costs and Other Expenses There On due to the Secured Creditor from **M/s Ruchi Agro Industries and its Partners.**

The reserve price will be PROPERTY WISE AS MENTIONED BELOW, and the earnest money deposit will be **10% OF THE RESERVE PRICE.**

1. Name and Address of the Secured Creditor:	**Canara Bank, ARM Branch, Davanagere** **MOB. 9960150664, 9845124126**
2. Name and Last Known Address of the Borrower & Guarantor:	**1. M/s RUCHI AGRO INDUSTRIES** PLOT NO Q1 AND MP1 INDUSTRIAL AREA OF KSSIDC JYOTHINAGAR CHIKKAMAGALURU 577 101 Mob - 94498 58979 **2. Mrs. SARITA LOBO W/O MAXIM IVON D COSTA** NEEM STREET, CHIKMAGALUR CHIKMAGALUR 577 101 **3. Mr. MAXIE IVON D COSTA S/O JEROME D COSTA** PRESSY MANSSION BEVINAMARADA STREET CHIKMAGALUR 577 101 Mob - 94498 58979 **4. Mrs. STELLA LOBO W/o ERIC LOBO** NEEM STREET Chickmagalur 577 101 Mob 00 97 15035 98368 **5. Mr. ERIC LOBO S/o J F LOBO** PRESSY MANSION, NEEM STREET CHICKMAGALUR 577101 Mob 91 94816 35999
3. Total liabilities as on	**Rs.22,52,88,650.51 (Rupees Twenty-Two Crore Fifty Two lakh Eighty Eight Thousand Six Hundred Fifty and Paise Five One Only) as on 29-10-2026.**
4. (a) Mode of Auction: (b) Details of Auction service provider: (c) Date & Time of Auction: (d) Place of Auction:	E-Auction M/s PSB Alliance Ltd (ebkray) support.ebkray@psballiance.com,Website: https://ebkray.in/. **30-11-2026 (between 10.00 AM and 12.30 PM)** Through online mode, will be facilitating by **Canara Bank, ARM Branch, Vidyanagar, Davanagere.**

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PROPERTY WISE RESERVE PRICE & REQUIRED EMD SCHEDULE

Property	RESERVE PRICE	EMD	Property ID in Baanknet Portal.
Sl No: 1	Rs. 6,67,53,000/- * (Rupees Six Crore Sixty-Seven Lakh Fifty-Three Thousand Only)	Rs.66,75,300/- (Rupees Sixty-Six Lakh Seventy-Five Thousand Three Hundred only).	CNRBRUCHIDVG1

***Including value of the machineries as mentioned in the table below.**

EMD amount of 10% of the Reserve Price- property wise is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan." on or before 26-11-2026 before 4.00 PM.

Details and full description of the immovable property with known encumbrances, if any:

Sl No	Sy No	Extent	Location	Boundaries	Name of Title holder
1	Sy No. 45/4, landed property & building thereon. (Hatchery Unit)	2Acre 20 Guntas or 108900 Sq Ft Land along with Building measuring 42911 Sq Ft.	Kuruvangi Village, Kasaba Hobli, Chikkamagaluru Taluk and District.	East: Sy. No .48 West: Remaining land in Sy no 45/4 North: Sy. No 42 South: Sirigapura Road	Sri. Eric Lobo

Description of the hypothecated immovables is as follows:

SL No	Description of P& M/ Stock	Unit
1	Poultry Incubator-30k Eggs Capacity-3.6 L Per Number	29
2	Plastic Trays	1392
3	Racks	LM
4	Miscellaneous	LM
Total Value of machineries		**₹ 11,53,000.00**

a) The property/ies will be sold in "As is where is, As is what is, and Whatever there is" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).
b) The property/ies will be sold above the Reserve Price.
c) The property can be inspected on **25-11-2026** between **10:00 AM** and **4:00 PM**.
d) Prospective bidders are advised to visit website https://baanknet.com/ and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details,7046612345/6354910172/ 8291220220/ 9892219848/8160205051, mail: support.BAANKNET@psballiance.com.
e) The intending bidders shall deposit Earnest Money Deposit (EMD) as mentioned below table being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan" on or before **26-11-2026 at 04:00 PM.**

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Phone No.: 9960150664 **Email: cb7902@canarabank.com**

Property	RESERVE PRICE	EMD	Property ID in Baanknet Portal.
Sl No: 1	Rs. 6,67,53,000/- (Rupees Six Crore Sixty-Seven Lakh Fifty-Three Thousand Only)	Rs. 66,75,300/- (Rupees Sixty-Six Lakh Seventy-Five Thousand Three Hundred only).	CNRBRUCHIDVG1

f) Auctions would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 1,00,000/-(Rupees One Lakh only), (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.

g) The incremental amount/price during the time of each extension shall be Rs. 1,00,000/- (Rupees One Lakh only), (incremental price) and time shall be extended to 10 minutes when valid bid received in last minutes.

h) Sale shall be confirmed in favor of the successful bidder, subject to confirmation of the same by the secured creditor.

i) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.

j) The above-mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. **209272434 of Canara Bank, ARM Branch, Vidyanagar, Davanagere, IFSC Code CNRB0007902** (Branch IFSC Code).

k) All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

l) For sale proceeds above **Rs. 50.00 Lakh (Rupees Fifty lakh)**, TDS shall be payable at the rate **1** % of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.

m) To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues. All statutory/electricity/others pending dues borne by successful bidder only

n) It shall be the responsibility of Bidder to ensure due diligence and physical verification of property, demarcation of property, property documents available in bank (visiting ARMB Branch or our Chikkamagaluru Main Branch before submitting EMD) and satisfy themselves about the property/ies specifications before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank.

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o) **Statutory Dues and Transfer Charges:** It is clarified that the Secured Asset is being sold on **"As is where is, As is what is and Whatever there is"** basis. Any statutory dues, property tax, water tax, electricity dues, cess, or any other charges/encumbrances pending against the property, whether known or unknown to the Bank, and all costs/charges for obtaining Encumbrance Certificate (EC), Demarcation charges, if any, Tax Paid Receipts, Khata / E-Khata transfer, mutation, and **registration of Sale Certificate** shall be the sole responsibility of the successful bidder/purchaser. The Authorised Officer shall not entertain any claim in this regard after the auction.

p) Wherever original title deeds are the composite/common documents covering the different secured assets, such title deeds will be handed over to the major share holder of the property in the said Title Deed(s). No subsequent claims shall be entertained.

q) It is informed that the building plan in respect of the Secured Asset has been submitted for regularization to the concerned Grama Panchayat and the same is pending. The successful bidder shall pursue the same at his/her own cost and risk. No subsequent claims/ objections from emergent successful bidders will be entertained.

r) The e-auction and confirmation of sale is subject to the final outcome of any Securitisation Application (SA), Writ Petition (WP), Appeal, or any other proceedings pending or that may be filed before the Debt Recovery Tribunal (DRT), Debt Recovery Appellate Tribunal (DRAT), Hon'ble High Court, Hon'ble Supreme Court or any other Court/Forum/Tribunal. In case of any stay / injunction / restraint order passed by any such Court / Tribunal, the auction shall stand postponed / cancelled / deferred without any further notice, and the Authorised Officer shall not be liable for any claim, damages or costs thereof. The bidders shall not be entitled to claim any interest, cost or compensation other than refund of EMD without interest.

s) Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

t) For further details **ARM Branch, Vidyanagar, Davanagere** (Mob. 9960150664) e-mail id-cb7902@canarabank.com may be contacted during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com./support.ebkray@procure247.com)."

u) CGTMSE/GECL/GUARANTEE claimed if any shall be subject to refund to concerned guarantee agencies.

SPECIAL INSTRUCTION/CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back -up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully

कृते केनरा बैंक/For CANARA BANK
प्राधिकृत अधिकारी/Authorised Officer
आस्ति वसूली प्रबंधन शाखा/Asset Recovery Management Br.
विद्यानगर, दावणगेरे/VIDYANAGAR, DAVANGERE

Place: DAVANAGERE
Date:29-10-2026

Authorized Officer
Canara Bank